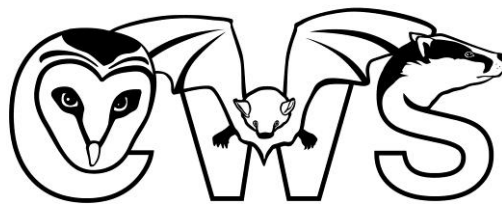


**Bat Mitigation Strategy for
Land off Southampton Road, Alderbury,
Salisbury, Wiltshire**



Cotswold Wildlife Surveys

September 2025

Planning Reference No. PL/2024/09976

QUALITY CONTROL

Date	Version	Name
22.09.25	Report prepared	Andy Warren – BSc (Hons), MA (LM), Tech Cert (Arbor A), MCIEEM Director
22.09.25	Checked	Caroline Warren – BSc (Hons) Director
22.09.25	Reviewed and issued	Andy Warren – BSc (Hons), MA (LM), Tech Cert (Arbor A), MCIEEM Director

The information in this report has been prepared in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct. The conclusions and recommendations expressed are reasoned judgements based on the evidence.

Every reasonable attempt has been made to comply with BS42020:2013 *Biodiversity – Code of practice for planning and development*, CIEEM *Guidelines for Ecological Report Writing* (CIEEM, 2017) and Bat Conservation Trust's *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edition, Collins, 2023). If there has been deviation from recognised practice, justification/explanation has been given.

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1. INTRODUCTION

On land off Southampton Road in Alderbury near Salisbury in Wiltshire, outline planning permission is being sought for a residential development of up to 47 dwellings, along with associated public open space, landscaping and biodiversity enhancements and a car park to serve the community allotments (Planning Reference No. PL/2024/09976).

As part of the consultation, the County Ecologist has requested a bat mitigation strategy to ensure the development does not adversely affect bats. The strategy should include ground level tree assessments and a lighting strategy, the latter demonstrating that dark foraging and commuting routes for bats are retained throughout the site post construction.

This report details the measures that will be undertaken to protect and mitigate for bats during and after the development.

2. ECOLOGICAL CONSTRAINTS

On 4th August 2022, a Phase 1 Habitat Survey was undertaken by Andy Warren from Cotswold Wildlife Surveys.

The site comprised several fields of semi-improved grassland, these topped and/or grazed. These were enclosed by species rich, intact hedgerows with trees. Through the centre of the site ran a small watercourse which was lined by a species rich hedgerow with mature trees, the latter including two veteran Pedunculate Oaks *Quercus robur*. Off this ran a small section of wet woodland with a fairly diverse ground flora. An area of allotments was also included at the southern end of the site, whilst there was a block of scrubby woodland at the western side.

Bat species recorded within 1.0 km of the site included Serotine *Eptesicus serotinus*, Natterer's *Myotis nattereri*, Noctule *Nyctalus noctula*, Common Pipistrelle *Pipistrellus pipistrellus*, Soprano Pipistrelle *P. pygmaeus*, Barbastelle *Barbastella barbastellus*, Brown Long-eared *Plecotus auritus*, Greater Horseshoe *Rhinolophus ferrumequinum* and Lesser Horseshoe *R. hipposideros*. There were three Greater Horseshoe Bat records, all of which were from 2008. Two of the records were for individual animals, whilst the third was for 21 droppings.

Given the above, and as the site was thought to be of moderate value to foraging or commuting bats, three bat activity surveys were carried out on the evenings of 21st August, 22nd September and 7th October 2022, with a further three visits undertaken on 28th May, 22nd June and 15th August 2023.

The surveys revealed the majority of bat activity to be along the central hedgerow and watercourse, and around the wet woodland area. Species recorded included Daubenton's Bat *Myotis daubentonii*, Natterer's, Common Pipistrelle, Soprano Pipistrelle, Noctule, Leisler's *Nyctalus leisleri*, Serotine and Barbastelle.

No bats emerged from the aforementioned veteran oaks.

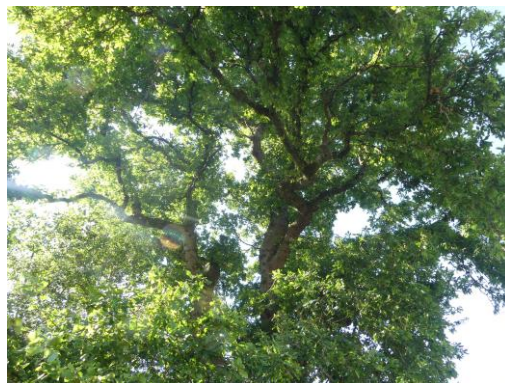
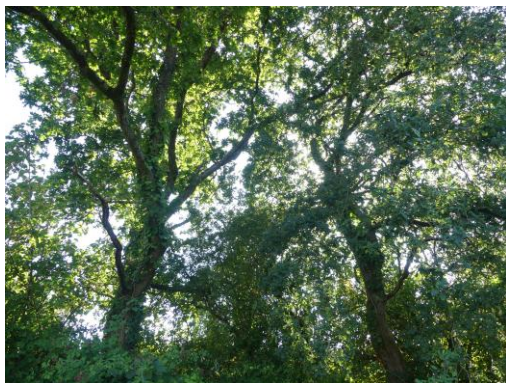
On 8th August 2025 a ground level tree assessment was carried out by Andy Warren (Natural England bat licence No. 2015-16489-CLS-CLS). Andy is also a qualified arboriculturalist and a tree surgeon.

All trees in the boundary hedgerows were examined closely through binoculars to determine the presence or absence of potential bat roost features. These include decay cavities, old woodpecker holes, splits, fissures and/or exfoliating bark.

The majority of the larger trees around the boundaries were mature, healthy Pedunculate Oaks (Figs. 1-3) and a tall Black Pine *Pinus nigra* (Fig. 4).

No suitable bat roost features were found in these trees.

The trees in the wet woodland, which were predominantly willows, were too small and young to contain features suitable for bat roosting, and none were found. Similarly the scrubby woodland to the west of the site also contained no bat roost features.



Figs. 1 & 2 Oak trees along western boundary



Figs. 3 & 4 Trees along east boundary (L) and Black Pine on west boundary (R)

The only trees which contained potential bat roost features were a veteran oak just outside the western boundary (Fig. 5), and the two veteran oak trees already identified along the northern hedgerow (Fig. 6).



Figs. 5 & 6 Oak outside W boundary (L) and veteran oaks on N boundary (R)

The oak tree just outside the western boundary lies in a private garden at the end of Bracken Close, and has been heavily pruned in the past. There were no cavities or splits, but there was some exfoliating bark. The tree is brightly illuminated at night by street lamps along the Close.

The two veteran oaks contain a variety of features suitable for bat roosting, including splits and fissures, old woodpecker holes, and exfoliating bark (Figs. 7 and 8).



Figs. 7 & 8 Veteran oaks along northern boundary

It is noted that Ivy *Hedera helix* is starting to smother the two trees, so in time many of the features will become unusable or lost.

The locations of the trees with bat roost suitability are shown below (Fig. 9).



Fig. 9 Trees with bat roost suitability ●

3. BAT LEGISLATION

In England, Scotland and Wales, all bat species are fully protected under the Wildlife and Countryside Act 1981 (WCA) (as amended), through inclusion in Schedule 5. In England and Wales this Act has been amended by the Countryside and Rights of Way Act 2000 (CROW) and the Natural Environment and Rural Communities Act 2006 (NERC), which add an extra offence, makes species offences arrestable, increases the time limits for some prosecutions, and increases penalties.

All bats are also included in Schedule 2 of the Conservation (Natural Habitats, & c.) Regulations (the Habitats Regulations), which defines 'European protected species of animals'. In England this is the Conservation of Habitats and Species Regulations 2010, in Scotland the Habitat Regulations 1994 (as amended), and in Northern Ireland the Conservation Regulations 1995.

All bats are also protected under the Bern Convention Appendix II, the Bonn Convention Appendix II, and the Wild Mammals (Protection) Act 1996.

The above legislation can be summarised thus (Mitchell-Jones and McLeish, 2004):

- ❑ *Intentionally or deliberately kill, injure or capture (or take) bats;*
- ❑ *Deliberately disturb bats (whether in a roost or not);*
- ❑ *Recklessly disturb roosting bats or obstruct access to their roosts;*
- ❑ *Damage or destroy roosts;*
- ❑ *Possess or transport a bat or any part of a bat, unless acquired legally;*
- ❑ *Sell (or offer for sale) or exchange bats, or parts of bats.*

The word 'roost' is not used in the legislation, but is used here for simplicity. The actual wording is 'any structure or place which any wild animal...uses for shelter or protection' (WCA), or 'breeding site or resting place' (Habitats Regulations).

As bats generally have both a winter and a summer roost, the legislation is clear that all roosts are protected whether bats are in residence at the time or not.

4. BAT MITIGATION MEASURES

The proposed development (Fig. 10) aims to minimise the potential impacts on bat foraging and commuting.

The hedgerows will be retained, the wet woodland will be enhanced and given a wide buffer of open space, and rear gardens backing onto the site boundaries will ensure that darkened corridors for bats are retained, in particular along the northern hedgerow and against the scrubby woodland on the western side.



Fig. 10 Proposed site layout

In addition, given the general absence of bat roost features, a total of eight bat boxes will be erected on the mature trees around the site boundaries. These will include four Schwegler 2F bat boxes (Fig. 11) and four Large Multi-chamber bat boxes (Fig. 12).



Fig. 11 Schwegler 2F bat box



Fig. 12 Large Multi-chamber bat box

The 2F is the most popular general purpose box, particularly attractive to the smaller British bats. It has a simple design with a narrow entrance slit on the front.

The Large Multi-chamber is large woodstone bat box that offers excellent insulation and minimum condensation for roosting bats. It is suitable for wall or tree mounting and is available as a small cavity bat box or larger crevice box.

Key features:

- ❑ 11 x 19 x 11 cm inner chamber;
- ❑ Removable wooden grooved board that provides two c. 28 mm wide crevices if required;
- ❑ Additional wooden crevice of c. 20 mm wide on the front panel;
- ❑ Two entrance slots, one at the front (approx. 20 x 70 mm) and one on the base (approx. 30 x 85 mm) of the box;
- ❑ Internal baffle on the front entrance to discourage birds from using the box.

All the boxes will be at least 4.0-5.0 m above ground level and clear of any overhanging branches or wires. They will face anywhere from SE to SW to provide differing aspects to suit different weather conditions.

The proposed locations for the boxes are shown in Fig. 13 below.



Fig. 13 Locations for bat boxes

Bats are sensitive to light and will only forage and roost in dark areas, it is therefore important to eliminate any excess light and to ensure that any lighting is task orientated.

The following strategy will allow bats to continue foraging around the site and will not prevent animals from commuting to other areas away from the site.

1. During the construction phase, night working will be avoided where possible and lighting used during the construction phase will be directed away from the retained trees and hedgerows, in order to safeguard these features as foraging and commuting corridors.
2. No artificial lighting will be placed near to any new bat roost features, or focus on existing foraging habitat to be retained.
3. All external lighting will be hooded or be “full cut-off” to prevent any light spill above the horizontal.
4. External lights will be triggered by a movement sensor with a timer so lights are not left on accidentally.
5. Use LED luminaires.
6. Use warm-white light spectrums rather than ‘bright-white’.
7. External lights to be a maximum of 1000 lumens output.
8. All external lighting will be fitted at as low a level as possible, and always below 2.5m above ground level.
9. Internal luminaires will be set back from the windows towards the interior of any rooms.

The external lighting scheme will respond to the areas of sensitivity by using bat sensitive lighting luminaires, layout and fixing positions on the elevations to ensure pools of dark between each light.

New lighting will meet the minimum recommendations of the Guidance Note GN08/23 - Bats and Artificial Lighting at Night, published in 2023 by the Institution of Lighting Professionals and the Bat Conservation Trust.

Cotswold Wildlife Surveys has been commissioned to advise on, and inspect the mitigation works.

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Land off Southampton Road, Alderbury, Salisbury – Bat Mitigation Strategy

To: Formula Land (Alderbury) Limited

Report Number: 4368-CWS-08

Version: 01

Date: 22nd September 2025